


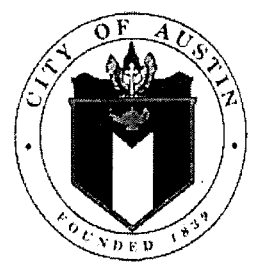




-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

**NOTIFICATIONS**

CASE#: C15-2015-0144  
3505 BRIDLE PATH



This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

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1" = 208'



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CASE # C15-2015-0144

ROW 11412746

ROLL 0116090705

CITY OF AUSTIN  
APPLICATION TO BOARD OF ADJUSTMENT  
GENERAL VARIANCE/PARKING VARIANCE

**WARNING: Filing of this appeal stops all affected construction activity.**

PLEASE: APPLICATION MUST BE TYPED WITH ALL REQUESTED  
INFORMATION COMPLETED.

STREET ADDRESS 3505 Bridle Path

LEGAL DESCRIPTION: Subdivision – Walsh Place On Lake Austin

Lot(s) 14 & E. 9' of 13 Block \_\_\_\_\_ Outlot \_\_\_\_\_ Division \_\_\_\_\_

I Jim Bennett as authorized agent for Phylis Carson

\_\_\_\_\_ affirm that on 7/29/2015 hereby apply for a hearing before the Board of  
Adjustment for consideration to:

ERECT – ATTACH – COMPLETE – REMODEL – MAINTAIN

A two story garage on an existing foundation providing a side yard setback of 2.9 ft.  
And A Rear yard setback of 17 ft. 2 inches.

in a SF-3-NP (zoning district) (West Austin Neighborhood Group)

The Austin Electric Utility Department (Austin Energy) enforces electric easements and the setback requirements set forth in the Austin Utility Code, Electric Criteria Manual and National Electric Safety Code. The Board of Adjustment considers variance to the Land Development Code, and a variance granted by the Board of Adjustment does not waive the requirements enforced by Austin Energy. Please contact Christine Esparza with Austin Energy at 322-6112 before filing your application with the Board of Adjustment if your request is for a reduction in setbacks or height limits.

**NOTE:** The Board must determine the existence of, sufficiency of and weight of evidence supporting the findings described below. Therefore, you must complete each of the applicable Findings Statements as part of your application. Failure to do so may result in your application being rejected as incomplete. Please attach any additional support documents.



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that my entitlement to the requested variance is

**REASONABLE USE:**

1. The zoning regulations applicable to the property do not allow for a reasonable use because:

the foundation is existing and has been since 19xx. The construction of the garage will not increase the impervious cover.

**HARDSHIP:**

2. (a) The hardship for which the variance is requested is unique to the property in that:

The original structure has been in its present location and is located to the rear of the lot. To relocate the garage two feet over will interfere with the already and somewhat difficult ingress and egress due to the location of the existing residence. It would also increase the impervious cover. it would also encroach further into the the root zones of the existing trees.

- (b) The hardship is not general to the area in which the property is located because:

The 3 ft. setback is not general to the area..

**AREA CHARACTER:**

3. The variance will not alter the character of the area adjacent to the property, will not impair the use of adjacent conforming property, and will not impair the purpose of the regulations of the zoning district in which the property is located because:

The structure is located to the rear of the primary structure and is not readily visible except to the three adjoining residences, and a structure has existed at this location since the 19xx.

**PARKING:** (Additional criteria for parking variances only.)

Request for a parking variance requires the Board to make additional findings. The Board may grant a variance to a regulation prescribed Section 479 of Chapter 25-6 with respect to the number of off-street parking spaces or loading facilities required if it makes findings of fact that the following additional circumstances also apply:



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future traffic volumes generated by the use of the site  
y reasonable require strict or literal interpretation and  
enforcement of the specific regulation because:

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2. The granting of this variance will not result in the parking or loading of vehicles on public streets in such a manner as to interfere with the free flow of traffic of the streets because:

3. The granting of this variance will not create a safety hazard or any other condition inconsistent with the objectives of this Ordinance because:

4. The variance will run with the use or uses to which it pertains and shall not run with the site because:

**NOTE:** The Board cannot grant a variance that would provide the applicant with a special privilege not enjoyed by others similarly situated or potentially similarly situated.

**APPLICANT CERTIFICATE** – I affirm that my statements contained in the complete application are true and correct to the best of my knowledge and belief.

Signed Jim R. Bennett Mail Address 11505 Ridge Dr.

City Austin, State Texas, & Zip 78748

Printed : Jim R. Bennett Phone: (512) 282-3079 \_\_\_\_\_ Date:

**OWNERS CERTIFICATE** – I affirm that my statements contained in the complete application are true and correct to the best of my knowledge and belief.

Signed \_\_\_\_\_ Mail Address

City, State & Zip



